

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-310-A
SE/Cor Gwynn Oak Avenue and Altovista Avenue
1st Election District - 2nd Councilmanic District
Petitioner: William L. Beck
DATE/TIME: TUESDAY, FEBRUARY 16, 1988 at 9:00 a.m.

Variance to permit a side street setback of 12 ft. in lieu of the required 25 ft.; also to permit a side yard setback of 8 ft. in lieu of the required 10 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain during this period for good cause shown in this office by the date

BALTIMORE COUNTY, MARYLAND, No. 41763

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: 10/23/87 AMOUNT: 01-615-000

AMOUNT \$ 35.00

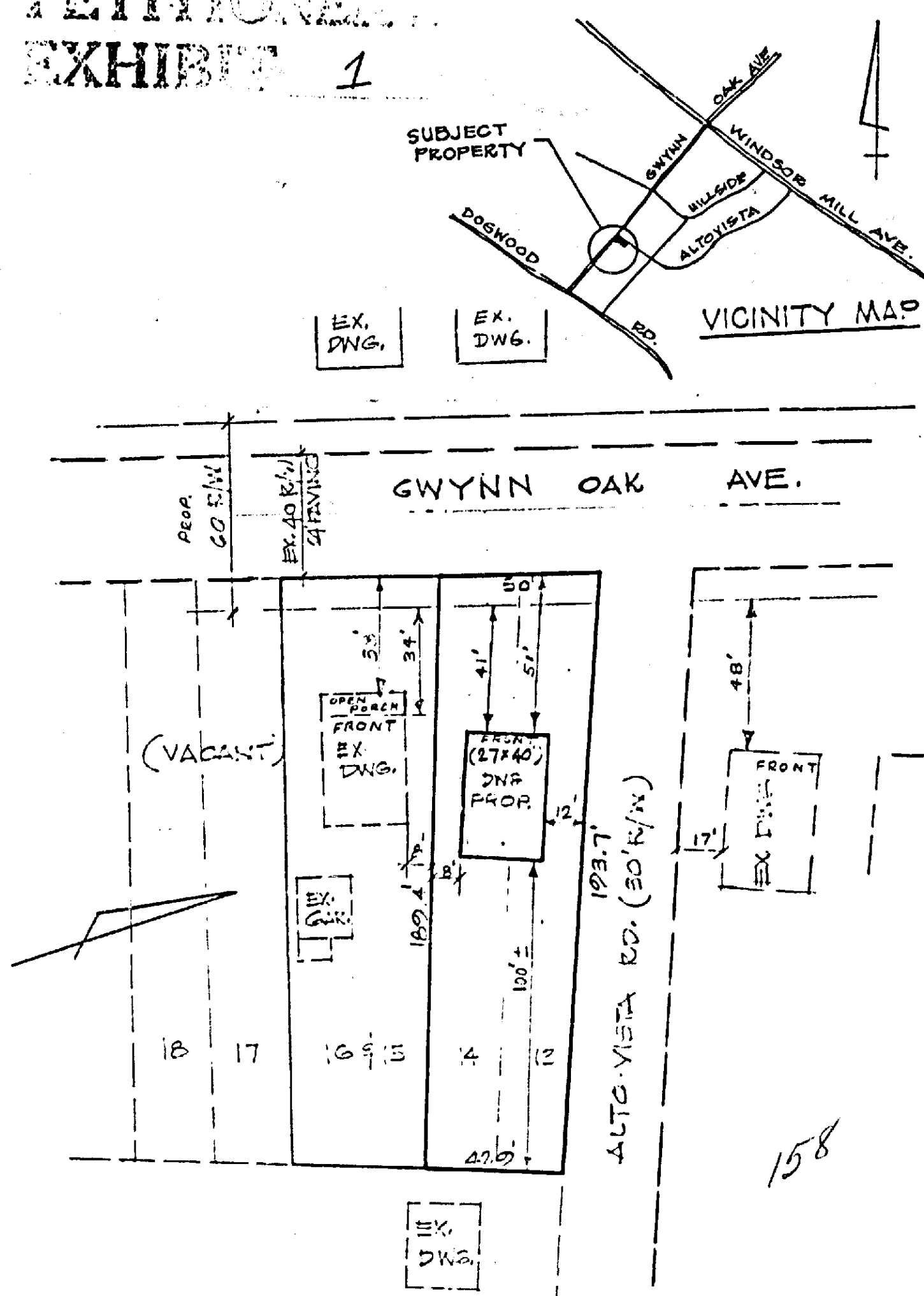
RECEIVED FROM: William L. Beck

FOR: Var # 15B

8 BALTIMORE COUNTY 35001a 8204F

VALIDATION OR SIGNATURE OF CASHIER

PETITIONER'S EXHIBIT 1



PLAT FOR ZONING VARIANCE
OWNER: WILLIAM L. BECK
Gwynn Oak Section 3 Lots #13, 14
BL. N. 7 P. 10. 15, 16 ELEC. DIST.
EXISTING ZONING D.R. 5.5, 8900 Sq. Ft.
EXISTING UTILITIES IN THE STREET

SCALE: 1" = 40'

Owner owns lots 13, 14, 15, 16
13 & 14 were purchased from
different parties, and at a
different time than the lots
15 & 16 were purchased.
The zoning office has deter-
mined that GOOD FAITH was
involved in the ownership of
the contiguous building lots
4.C.R. 10/87
No conflict with S.304.c

88-310-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
3rd day of November, 1987.

J. Robert Haines
Zoning Commissioner

Petitioner: William Beck
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

November 25, 1987

Paul H. Reincke
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Re: Property Owner: William L. Beck
Location: SE corner Gwynn Oak Avenue and Altovista Avenue
Title No.: 158 Zoning Agenda: Meeting of 11/3/87

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: Capt. Joseph Kelly 11/25/87 Noted and Approved: John F. O'Neill
Fire Prevention Bureau

/s/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner Date: January 14, 1988
P. David Fields
FROM: Director of Planning and Zoning
Zoning Petition Nos. 88-310-A, 88-312-A,
SUBJECT: 88-312-A, 88-318-A, 88-319-A

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields
Director

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 10, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. William L. Beck
1915 Gwynn Oak Avenue
Baltimore, Maryland 21207

RE: Item No. 158 - Case No. 88-310-A
Petitioner: William Beck
Petition for Zoning Variance

Dear Mr. Beck:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3334

November 10, 1987

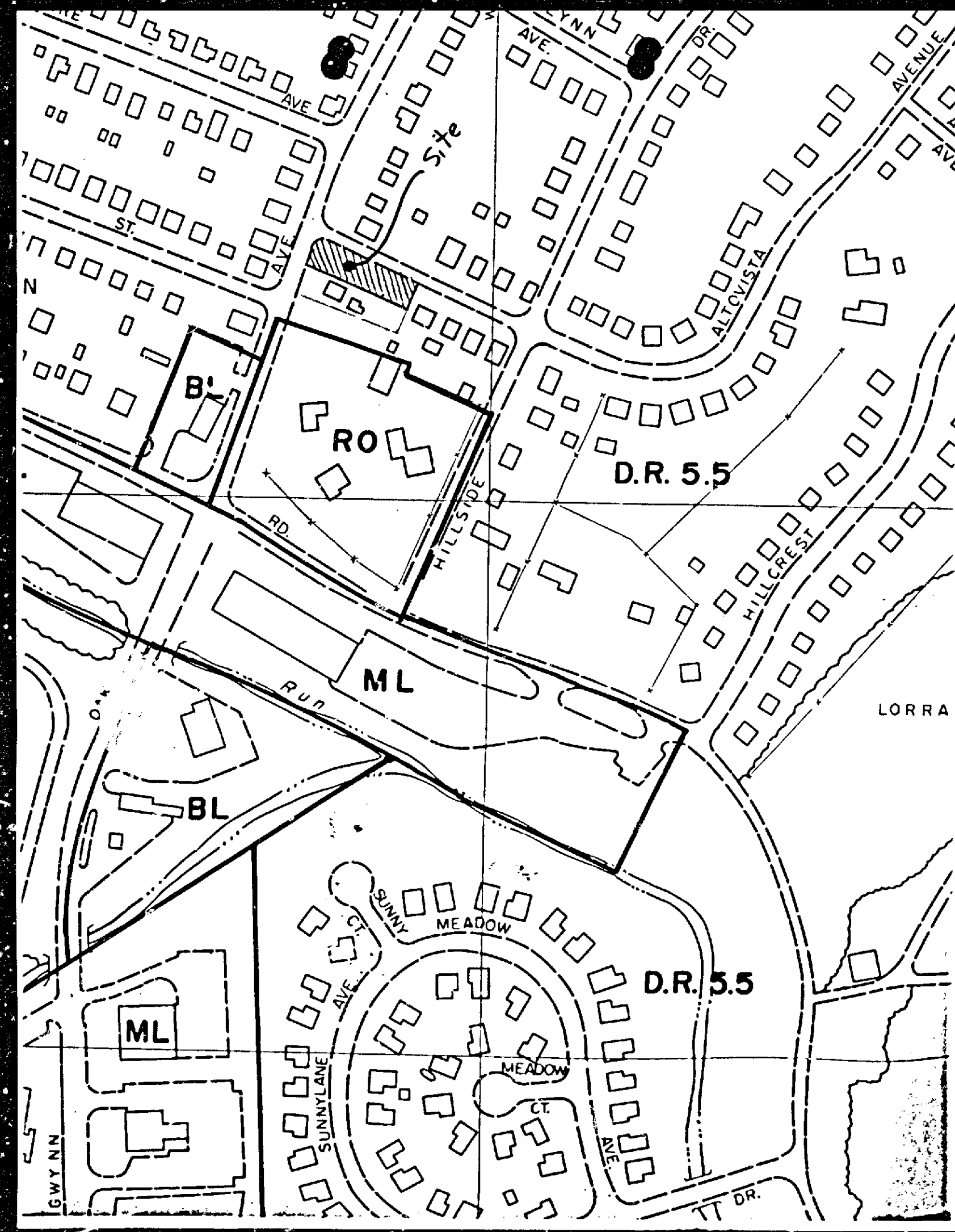
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 149, 150, 151, 152, 153, 154, 155, 156, and 158.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II



IN RE: PETITION FOR ZONING VARIANCE
SE/cor. Gwynn Oak Avenue
and Altovista Avenue
(1915 Gwynn Oak Avenue)
1st Election District
2nd Councilmanic District
William L. Beck
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-310-A

MEMORANDUM AND ORDER

The Petitioner herein requests a variance to permit a side street setback of 12 feet in lieu of the required 25 feet and a side yard setback of 8 feet in lieu of the required 10 feet for a proposed dwelling, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared, testified. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variances should be granted. There is no evidence in the record that the subject variances would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of February, 1988 that a side street setback of 12 feet in lieu of the required 25 feet and a side yard setback of 8 feet in lieu of the required 10 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED.

subject, however, to the following restriction:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

JRH:bjs

J. Robert Haines
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
Date 1/23/88
By [Signature]

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting Jan 25-88
Posted for: [Signature]
Petitioner: William L. Beck
Location of property: SE/cor. Gwynn Oak Ave & Altovista Ave
Location of Sign: SE/cor. of Gwynn Oak Ave and Altovista Ave
Remarks: [Signature]
Posted by: [Signature] Date of return Jan 27-88
Number of Signs: 1

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. Jan. 28, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Jan. 28, 1988.

THE JEFFERSONIAN,

[Signature]
Publisher

MICROFILMED

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 1111 W. Chesapeake Avenue in Towson, Maryland at 10:00 A.M.
Case number: 88-310-A
SE/cor. Gwynn Oak Avenue and Altovista Avenue
Petitioner: William L. Beck
DATE/TIME: Tuesday, February 16, 1988 at 10:00 A.M.
FOR SHOW DATE CALL 494-3991
Notice to permit a side street setback of 12 ft. in lieu of the required 25 ft. also to permit a side yard setback of 8 ft. in lieu of the required 10 ft.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in the office by the date of the hearing, set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
1263 Jan. 28

February 23, 1988

Mr. William L. Beck
1915 Gwynn Oak Avenue
Baltimore, Maryland 21207

RE: Petition for Zoning Variance
SE/cor. Gwynn Oak Avenue and Altovista Avenue
1st Election District, 2nd Councilmanic District
Case No. 88-310-A

Dear Mr. Beck:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

[Signature]
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JRH:bjs

Enclosures

cc: People's Counsel

File

MICROFILMED

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 + POLICY 5.14 to permit a side street setback of 12 ft. in lieu of the required 25 ft.; also to permit a side yard setback of 8 ft. in lieu of the required 10 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Lots (13+14) the corner building lot is not buildable if the current setback requirements are imposed. If the required setbacks of 25 ft. and 10 ft. were imposed there would only be about 11 to 12 ft. available on the lot to build legally. The lots were originally subdivided in 1923, long before zoning in Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: [Signature]
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner: [Signature]
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: [Signature]
Name
Address
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of February, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of Feb., 1988, at 9 o'clock A.M.

ESTIMATED LENGTH OF HEARING 1/2HR. + 1HR. J. Robert Haines
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS Zoning Commissioner of Baltimore County.
ALL OTHER (over)
REVIEWED BY: [Signature] DATE 10/23

ZONING DESCRIPTION
BEGINNING ON THE SOUTHEAST CORNER OF GWYNN OAK AVENUE AND ALTOVISTA AVENUE. BEING LOTS # 13 AND #14, BLOCK B, ON THE PLAT OF CARLYNN HEIGHTS, BOOK 7, FOLIO 75. CONTAINING APPROXIMATELY 8900 SQ. FT. IN THE 1 ST. ELECTION DISTRICT.

INVOICE			
THE NORTHWEST STAR 23 Walker Avenue, Suite 100 PIKESVILLE, MD 21208 Phone 653-3800		No 13397	
to Robyn Clark, Zoning Office County Office Bldg., Room 113 111 W. Chesapeake Ave. Towson, MD. 21204		DATE Jan. 27, 1988 CUSTOMER ORDER NO. SALESPERSON VA	
TERMS: 2% 10 days Net 20	QUANTITY	DESCRIPTION	PRICE AMOUNT
	1/27	Legal ad, 3 col. inches	\$6.40 19.20
		P.O. # 96157	
		Reg. # M10718	
TRIPLICATE Thank You!			

CERTIFICATE OF PUBLICATION

Pikesville, Md., 1/27, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 27th day of January 1988 the first publication appearing on the 27th day of January 1988 the second publication appearing on the day of the third publication appearing on the day of

THE NORTHWEST STAR

[Signature]
Manager

Cost of Advertisement 19.20

88-310-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
3rd day of November, 1987.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

Petitioner: William Beck
Petitioner's Attorney: _____

Received by: *William Beck*
William Beck
Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 41763

DATE: 11/17/87 ACCOUNT: 01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: William L. Beck

FOR: Vol # 15B

8 0051*****88013 2202F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 45953

DATE: 2/16/88 ACCOUNT: R-01-615-000

AMOUNT: \$ 66.30

RECEIVED FROM: William Beck

FOR: *William Beck* 2/16/88

8 0051*****88013 2202F

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

December 3, 1987
2/1/88

Mr. William L. Beck
1915 Gwynn Oak Avenue
Baltimore, Maryland 21207

Re: Case number: 88-310-A
SE/Cor Gwynn Oak Avenue and Altovista Avenue
1st Election District - 2nd Councilmanic District
Petitioner: William L. Beck

Dear Mr. Beck:

Please be advised that 66.30 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-310-A
SE/Cor Gwynn Oak Avenue and Altovista Avenue
1st Election District - 2nd Councilmanic District
Petitioner: William L. Beck
DATE/TIME: TUESDAY, FEBRUARY 16, 1988 at 9:00 a.m.

Variance to permit a side street setback of 12 ft. in lieu of the required 25 ft. also to permit a side yard setback of 8 ft. in lieu of the required 10 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: file

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 10, 1988

Mr. William L. Beck
1915 Gwynn Oak Avenue
Baltimore, Maryland 21207

RE: Item No. 158 - Case No. 88-310-A
Petitioner: William Beck
Petition for Zoning Variance

Dear Mr. Beck:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb
Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
Date: January 14, 1988

P. David Fields
FROM: Director of Planning and Zoning

Zoning Petition Nos. 88-310-A, 88-312-A,
SUBJECT: 88-312-A, 88-318-A, 88-319-A

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields
P. David Fields
Director

PDF:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

MICROFILMED

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3354

November 10, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 149, 150, 151, 152, 153, 154, 155, 156, and 158.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:tb

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

November 25, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: William L. Beck
Location: SE corner Gwynn Oak Avenue and Altovista Avenue
Item No.: 158
Zoning Agenda: Meeting of 11/3/87

Gentlemen:

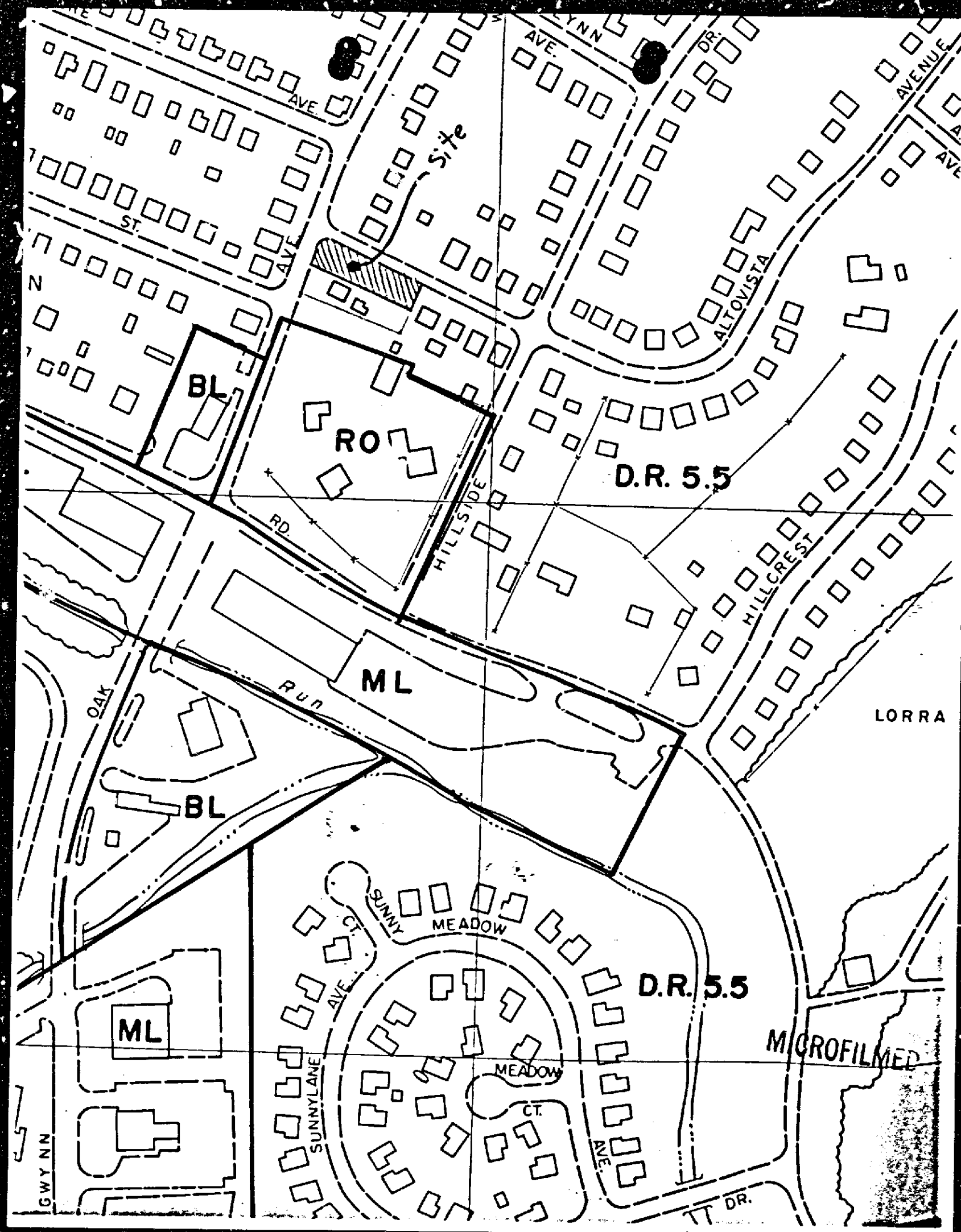
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

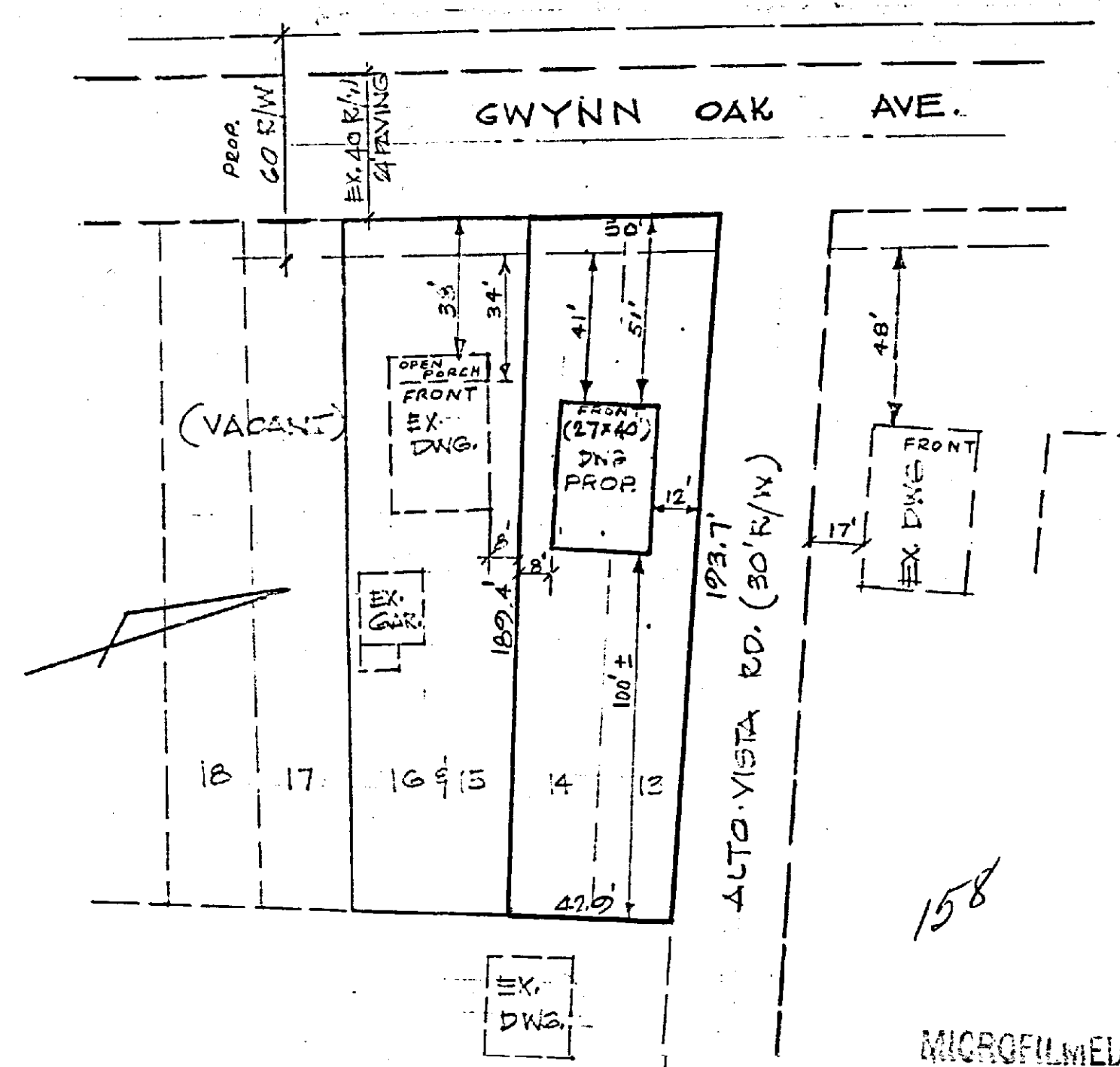
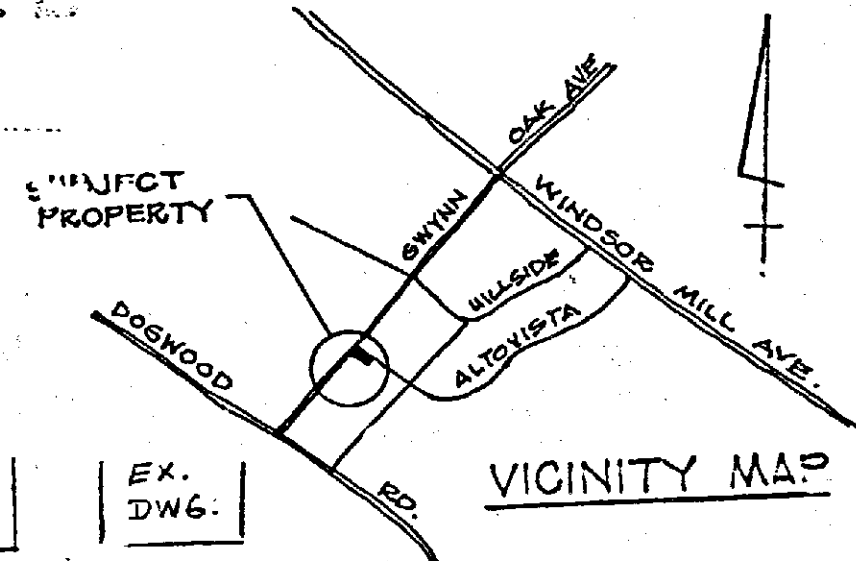
REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

5/1

MICROFILMED



PETITIONER'S EXHIBIT 1



PLAT FOR ZONING VARIANCE

OWNER: WILLIAM L. BECK

"CABLYNN HEIGHTS" SECTION 3, LOTS #13,14

361 N. 7 FOLD 75, 1ST ELECT. DIST.

EXISTING ZONING D.R. 5.5, 8900 Sq. FT.

EXISTING UTILITIES IN THE STREET

SCALE: 1" = 40'

Owner owns lots 13,14,15,16
13 + 14 were purchased from
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The zoning office has deter-
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the contiguous building lots
W.C.R. 10/87
No conflict with S.304.c